UNIT K-7
IN OR 2045/1909
FOREST RIDGE VILLAGE OR380/237

BYRLEY JOHN P TRUSTEE OF THE LAND TRUST DATED APRI
7049 W RIVERBEND RD
DUNNELLON, FL 34433

2025

00-00-31-128R-000K-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1287300
Recreation CLUBHOUSE		CLUBHOUSE 100	
Recreation POOL		POOL 100	
Recreation TENNIS CT		TENNIS CT 100	
Location CORNER		CORNER 100	
View Lump TYPICAL		TYPICAL 100	
Desirability 2ND FLOOR		2ND FLOOR 100	
Balcony FOP/PATIO		FOP/PATIO 100	
Parking OPEN		OPEN 100	
Bedrooms		2 100	
Bathrooms		1 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	798			798	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		798				1983	1983	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

2727 FOREST RIDGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	285,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	285,500
SOH/AGL Deduction	34,700
ASSESSED VALUE	250,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,800
TOTAL JUST VALUE	285,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2045/1909	5/13/2016	WD	U	I	11	100
GRANTOR: BYRLEY JOHN P & ELENA						
GRANTEE: LAND TRUST DATED AP						
2028/0655	2/12/2016	WD	Q	I	01	127,300
GRANTOR: VANDEL LLC						
GRANTEE: BYRLEY JOHN P & ELE						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS